

2016plat014 – December 6th, 2016

Prepared by Richard Haugen

December 7th, 2016 – The Brookings County Planning and Zoning Commission voted 9-ayes and 0-nays to recommend approval of plat 2016plat014 for Richard Gebhart Estate at their December 6th, 2016 meeting.

Applicants/Owners: Richard Gebhart Estate, 48280 216th St, Elkton, SD 57026.

Legal Description: Plat of "Lots 1, 2, & 3, of Gebhart Addition, in the NW1/4 Section 2, Township 109 North, Range 48 West of the 5th P.M., Brookings County, South Dakota."

2016plat014: The Gebhart estate is platting an existing 154.92 acre parcel into three (3) separate parcels (lots). Lot 1: Contains 47.8 acres consisting of grass and pastureland.

Lot 2: Contains 76.1 acres of pastureland.

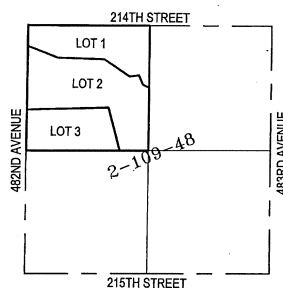
Lot 3: Contains 39.4 acres of farm land.

The Beacon map shows the old railroad track that ran across the property. The estate recently purchased that strip of land from the railroad, so it is now included in the whole parcel. The surveyor provided an aerial view of the property with the lot lines on it so you can see how the land would be divided.

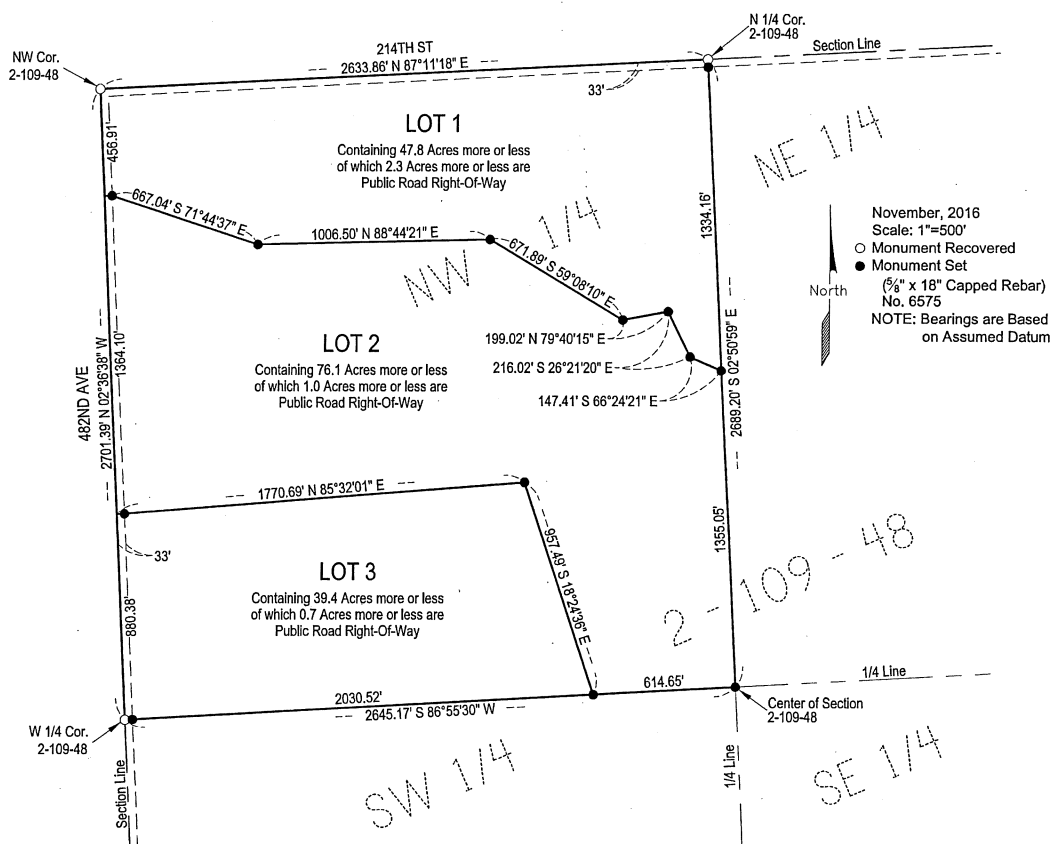
The plat meets the platting requirements and the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

PLAT OF

LOTS 1, 2, & 3, OF GEBHART ADDITION, IN THE NW 1/4 OF SECTION 2, TOWNSHIP 109 NORTH, RANGE 48 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.



Vicinity Map



SURVEYOR'S CERTIFICATE

I, Mike J. Lapka, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before November 7th, 2016, survey a parcel of land located in the NW 1/4 of Section 2, T109N, R48W of the 5th P.M., Brookings County, South Dakota, as shown on the plat, and marked upon the ground thereof in the manner shown on the plat and that the attached is a true and correct representation of said survey and that the parcel of land so platted contains: "PLAT OF LOTS 1, 2, & 3, OF GEBHART ADDITION, IN THE NW 1/4 OF SECTION 2, TOWNSHIP 109 NORTH, RANGE 48 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

IN WITNESS WHEREOF, I have executed the Surveyor's Certificate this 7th day of November, 2016.

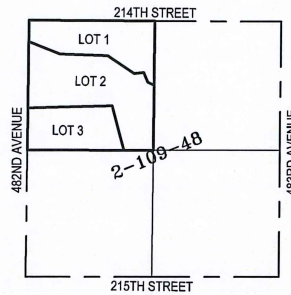
Prepared By:



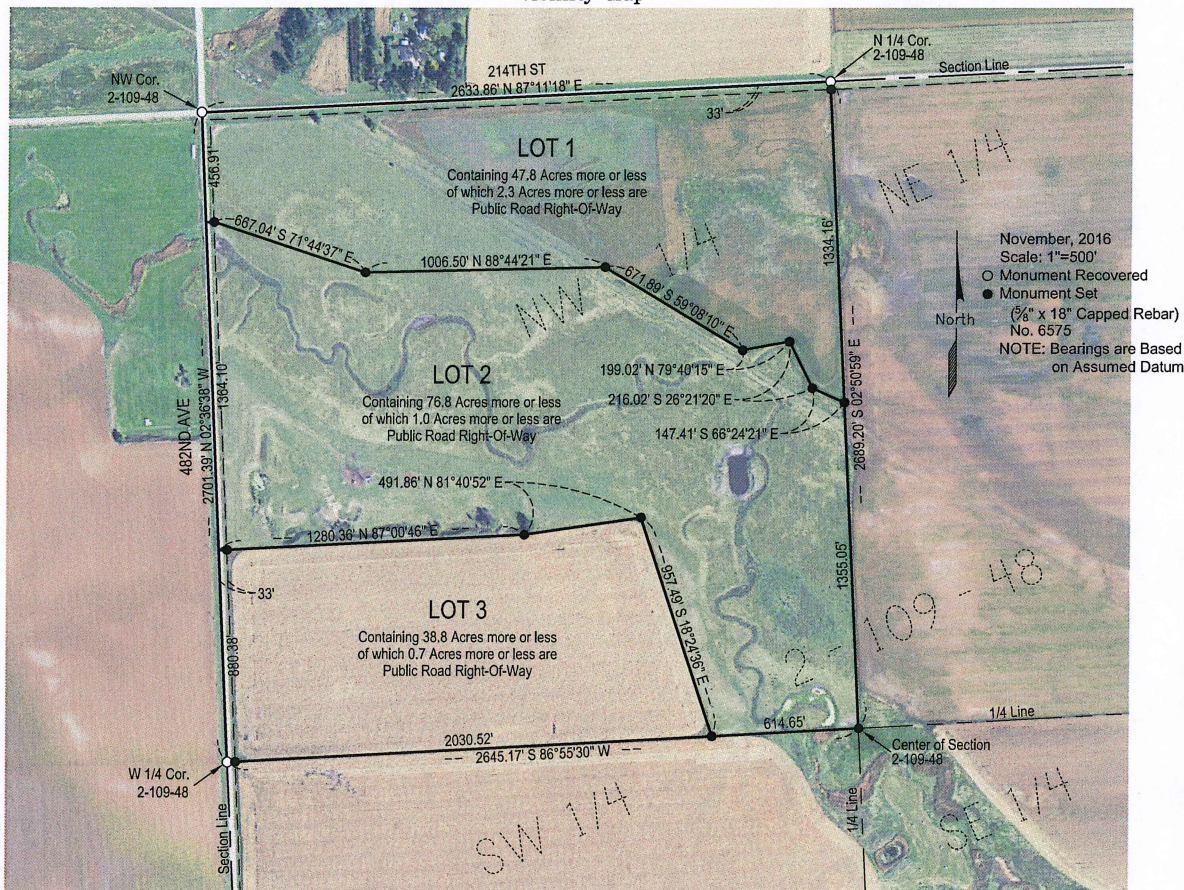
Civil Engineers & Land Surveyors
Brookings, South Dakota
Ph. 605-696-3200

PLAT OF

LOTS 1, 2, & 3 OF GEBHART ADDITION IN THE NW ¼ OF SECTION 2, TOWNSHIP 109 NORTH, RANGE 48 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.



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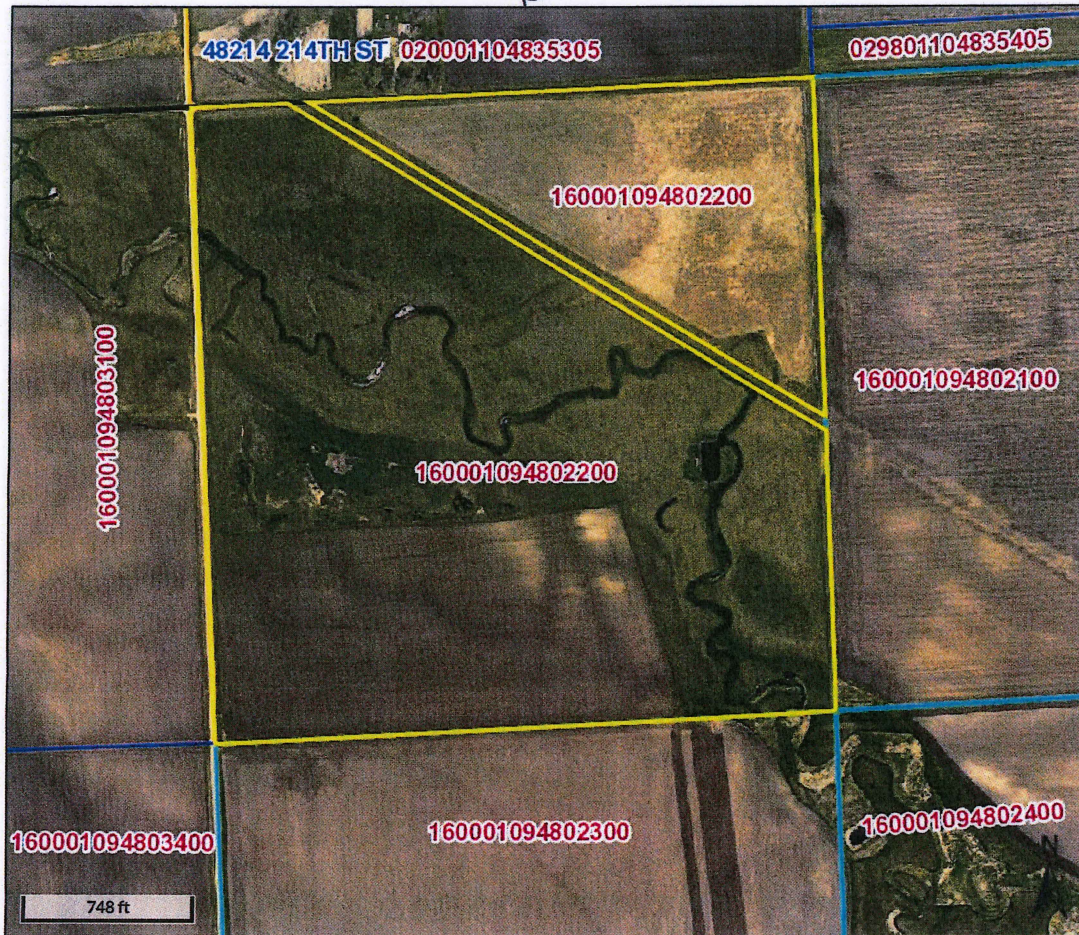
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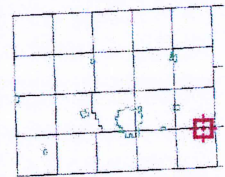


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2016plat014



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels

Parcel ID	160001094802200	Alternate ID	n/a	Owner Address	GEBHART, RICHARD
Sec/Twp/Rng	2-109-48	Class	AGA		48280 216TH ST
Property Address		Acreage	154.92		ELKTON SD 57026
District	1603 - PARNELL TWP/ELKTON SCH				
Brief Tax Description	NW 1/4 EXC. RR & INC OL 'A' SEC 2-109-48 154.92 AC				
	(Note: Not to be used on legal documents)				

Date created: 11/8/2016



Developed by
The Schneider Corporation